

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	424 Bartlett Road	Date:	July 21 st , 2015
Perm. Parcel No:	813-06-008	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Lakeside REO Ventures, LLC	Maximum Occupancy:	_____ To be determined
Agent:		Property:	Legal Conforming [X]
Phone:			Legal Non-Conforming []
			Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

NOTE: The water, gas and/or electrical services were off at the time of inspection. A re-inspection at a later date **SHALL BE** required to inspect these items.

NOTE: The sidewalks, driveway, yards covered with excess vegetation on the date of the inspection. A re-inspection **SHALL BE** required to look at these things at a later date.

NOTE: The garage interior was not accessible at the time of inspection. A re-inspection at a later date **SHALL BE** required to inspect these items.

REQUIRED MAINTENANCE ITEMS:

- 1) All siding must be present, in good condition. Repair/replace exterior walls install new, vinyl siding throughout. Registered contractor to obtain building permit, inspections and approvals.
- 2) All wood trims, fascia, and soffits must be properly maintained. Repair/replace and over with vinyl or aluminum break-metal.
- 3) All porches must be properly maintained and painted and equipped with guard rails and handrails if more than 30" high. Built new front porch and new back porch. Create plans to gain building department approval. Registered contractor to obtain building permit, inspections and approvals.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT**Inspector:**

Richard Hickman

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REQUIRED MAINTENANCE ITEMS (Cont):

- 4) Roofs must be free of holes, deterioration, leaks or missing shingles and be structurally sound. Remove the existing roofing shingles and install a new roof on the dwelling after replacing damaged structural members and roof sheeting. . Use Ice and water Shield where required. Building permit required for roof construction. Registered contractor to obtain building permit, inspections and approvals.
- 5) Tuck-point the foundation masonry and repaint to match existing.
- 6) Completely reconstruct the chimney or remove completely if no longer needed for hot water heater and dwelling heating system. Registered contractor to obtain building permit, inspections and approvals.
- 7) Install address numbers on the premises. Numbers shall be 4-inch-high block numbers and shall be of a color contrasting to the substrate onto which they will be installed.

GARAGE:

- 1) Clean and repair existing vinyl siding, or install new vinyl siding on garage.
- 2) Roofs must be free of holes, deterioration or leakage. Clean all debris from roof surface so evaluation can occur for repair or replacement.
- 3) Install gutters and downspouts at garage.
- 4) Exterior walls and trim materials must be painted and in good repair. Scrape and repaint the garage.
- 5) Scrape and paint or completely replace the overhead door.

EXTERIOR ITEMS:

- 1) Install gutters and downspouts at house.
- 2) All masonry (block, brick, etc. –foundations, brick steps, brick fronts, veneers, etc) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all existing masonry accordingly.
- 3) All windows must be intact, operable, glazing putty in good condition and painted. Replace all missing screens.
- 4) All doors must open and close properly. Repair or replace all exterior doors accordingly.
- 5) Remove the dead tree(s), including the stump, in the side and rear yard.
- 6) Trim all trees, bushes and/or shrubbery on the property, especially in the side and rear yards.
- 7) **CUT AND MAINTAIN THE GRASS ON A REGULAR INTERVAL ON THIS PROPERTY.**

GENERAL GARAGE ITEMS:

The garage interior was not accessible at the time of inspection. A re-inspection at a later date SHALL BE required to inspect these items prior to any escrow review.

PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS:

The sidewalks and driveway were covered with excess vegetation on the date of the inspection. A re-inspection SHALL BE required to look at these things at a later date, prior to any escrow review.

- 1) Replace service/entry sidewalk to front door. Service walks shall be a minimum of 4-inches in thickness.

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PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS (Cont):

NOTE: Reinforced concrete may be installed with either 6 X 6 #10 welded wire fabric or with fiber mesh.

NOTE: Asphalt paving shall be installed in two layers of a minimum thickness of 2 ½ -inches and 1-inch respectively.

GENERAL ELECTRICAL ITEMS:

- 1) Provide new electrical service and re-wire entire house and garage items (if electric is provided for garage). Electrical permit required. Registered contractor to obtain building permit, inspections and approvals.

GENERAL PLUMBING ITEMS:

- 1) Plumbing contractor to evaluate plumbing DWV and water system. Plumbing permit required for all required work. Registered contractor to obtain building permit, inspections and approvals.
- 2) Plumbing contractor to evaluate plumbing water system. Current house appears to utilize well water. Get approval from health agency and make water system safe and sanitary. Provide written correspondence from approving agency.
- 3) Provide new hot water tank. Plumbing permit required for all required work. Registered contractor to obtain building permit, inspections and approvals.
- 4) Plumbing/HVAC contractor to evaluate gas piping system. Repair/replace accordingly. Replace the obsolete gas valve with the correct ¼-turn gas shut-off valve and replace piping as needed. Provide pressure test report.
- 5) Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.

GENERAL HVAC ITEMS:

- 1) Provide new boiler system or new heating system. Plans to be submitted to the building department for approval. Plumbing permit required for all required work. Registered contractor to obtain building permit, inspections and approvals.

BASEMENT ITEMS:

- 1) Clean and disinfect the basement.
- 2) Install a handrail on both basement stairs.
- 3) Repair/replace both sets of basement stairs.
- 4) A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
- 5) The basement floor must be concrete, in good general condition and free of hazards/serious cracks. Repair or replace the basement floor as needed.
- 6) Tuck-point the mortar joints in the basement walls as needed. Repair all wall cracks.
- 7) Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
- 8) Scrape and paint the basement walls with block-filler paint.
- 9) Replace broken glass block windows.
- 10) Replace rusted/rotted structural post and install missing posts.
- 11) Provide cover at sump pump.

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KITCHEN ITEMS:

- 1) Flooring must be sanitary. Clean the kitchen flooring or install new floor tile in the kitchen.
- 2) Install an air admittance valve under kitchen sink or provide proper venting system.
- 3) Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
- 4) Clean, repair and disinfect the kitchen cabinets. Replace missing doors and drawers or install new cabinets.
- 5) Add GFCI protection to all kitchen countertop outlets.

BATH ITEMS: Half bath first floor

- 1) Bathrooms must be equipped with at least one GFCI outlet. Install an outlet adjacent to the bathroom sink.
- 2) Bathrooms must be equipped with a window or an exhaust fan. Install an exhaust fan.
- 3) Install an air admittance valve under sink or provide proper venting system.
- 4) Flooring must be smooth, without holes and water-tight. Install a new tile floor.
- 5) All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking water piping/faucets. Repair the leaking drain lines.
- 6) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
- 7) Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bolt caps.
- 8) Caulk backsplash of sink.

BATH ITEMS: Second Floor

- 1) Bathrooms must be equipped with a window or an exhaust fan. Install an exhaust fan if window is not operational.
- 2) Flooring must be smooth and water-tight.
- 3) Repair the tub surround to make it clean, sanitary and water tight.
- 4) All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking water piping/faucets. Repair the leaking drain lines.
- 5) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
- 6) Caulk base of toilet leaving 1/2" in rear without caulk and toilet cap bolt covers.
- 7) Caulk backsplash of sink.

INTERIOR ITEMS:

- 1) Remove all interior damaged walls, ceilings, and finishes and replace with new surface materials. Paint surfaces. This applies to the first and second floor levels.
- 2) Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
- 3) Clean and disinfect the entire house, including the basement.
- 4) Floors must not have any weak, loose, or decayed sections or boards. Repair the damaged floor in the second floor.
- 5) Repair all windows to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and that every window is equipped with a screen.
- 6) Provide the handrail to the second floor stairs.
- 7) Repair/replace the damaged guard at the second floor stair area.

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INTERIOR ITEMS (Cont):

- 8) Install a new smoke detector on the first and second floor level(s).
- 9) Bedrooms must be equipped with a minimum of one switched light fixture and two receptacles.
- 10) Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.
- 11) Install smoke detectors in each bedroom.
- 12) Repair/replace insulation.

MAXIMUM OCCUPANCY

Due to the current condition of the bedroom areas it is not possible to determine an occupancy load at this time.

***GRASS/WEEDS MUST BE MAINTAINED ON A REGULAR
INTERVAL ON THIS PROPERTY***

NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of **ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.**

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of ____ () occupants (total of both adults and children)